

08/09/89

Subprojects ? : N  
Main project #:

Project unit:	ARCH COLL	Unit code: 02.010.164
Project director(s):		
MYERS J H	ARCH COLL	(404)894-3390

Sponsor/division names: US DEPT OF INTERIOR / NATL PARK SRVC  
Sponsor/division codes: 111 / 006

Sponsor amount	New this change	Total to date
Contract value	6,410.00	6,410.00
Funded	6,410.00	6,410.00
Cost sharing amount		0.00

Title: OCONOLUFTEE VISITOR CENTER (HSR: ARCHITECTURAL DATA SECTION) ICAP STUDY

see pg 2 of Indogreement

MANAGEMENT & INFORMATION SYSTEMS DIV  
SOUTHEAST REGIONAL OFFICE.....  
ATLANTA, GA 30303

**GIT**

Administrative comments -  
INITIATION.



GEORGIA INSTITUTE OF TECHNOLOGY  
OFFICE OF CONTRACT ADMINISTRATION

NOTICE OF PROJECT CLOSEOUT

Closeout Notice Date 08/03/90

Project No. D-48-645

Center No. 10/24-6-R6790-0A0

Project Director MYERS J H

School/Lab DEAN ARCH

Sponsor US DEPT OF INTERIOR/NATL PARK SRVC

Contract/Grant No. CA-5000-5-8094-05 Contract Entity GTRC

Prime Contract No.

Title OCONOLUFTEE VISITOR CENTER (HSR: ARCHITECTURAL DATA SECTION) ICAP STUDY

Effective Completion Date 900601 (Performance) 900601 (Reports)

Closeout Actions Required:	Y/N	Date Submitted
Final Invoice or Copy of Final Invoice	Y	
Final Report of Inventions and/or Subcontracts	Y	
Government Property Inventory & Related Certificate	N	
Classified Material Certificate	N	
Release and Assignment	N	
Other	N	

Comments

Subproject Under Main Project No.

Continues Project No.

Distribution Required:

Project Director	Y
Administrative Network Representative	Y
GTRI Accounting/Grants and Contracts	Y
Procurement/Supply Services	Y
Research Property Management	Y
Research Security Services	N
Reports Coordinator (OCA)	Y
GTRC	Y
Project File	Y
Other	N

NOTE: Final Patent Questionnaire sent to PDPI.



D-48-645

National Park Service  
Inventory/Condition Assessment Program  
Southeast Region  
GREAT SMOKY MOUNTAINS NATIONAL PARK

OCONOLUFTEE VISITOR CENTER/RANGER STATION  
HISTORIC STRUCTURE ASSESSMENT REPORT

Page 1  
07/24/90  
GRSM-5460-162

\*\*\*\*\*  
--EXECUTIVE SUMMARY-----

SIGNIFICANCE: The Oconoluftee Ranger Station/Visitor Center is historically significant because it was built by the Civilian Conservation Corps during the period 1938-1940. This building serves as a symbol of the accomplishments of the CCC program.  
ARCHITECTURAL DESCRIPTION:

-----IDENTIFICATION/MANAGEMENT INFORMATION-----

OTHER NAMES: Secondary Administrative Building, Oconoluftee Ranger Station & Museum

BUILDING ADDRESS

PARK ORGCODE: 5460  
Oconoluftee Area  
DISTRICT ORGCODE: 5460  
U.S. 441  
Cherokee, NC  
LOCATION: Southeast Entrance  
COUNTY: Swain County

BUILDING INFORMATION

BUILDING ORGCODE: 5460  
MANAGEMENT UNIT: GRSM/5460  
BUILDING CONDITION: Good  
MAINTENANCE PRIORITY: 3 - Low  
MANAGEMENT CATEGORY: A DATE: 00/00/00  
ELEVATION: 2000 FT  
UTM COORDINATES: / /

REAL PROPERTY INFORMATION

ACQUISITION DOCUMENT: - - -  
ACQUISITION COST: \$ 0  
ACQUISITION DATE:  
GENERAL LEDGER ACCT NO:  
SF 1166 NUMBER: 6070  
SF 1166 DESIGNATION: VISITOR CONTACT  
TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0

OTHER PROPERTY INFORMATION

NPS LEGAL INTEREST:  
FEE - FEE SIMPLE  
MANAGEMENT AGREEMENT: NONE

NUMBERING INFORMATION

NUMBER ON BUILDING: 162  
LCS ID NUMBER:  
HOUSING NUMBER: 162  
ENERGY NUMBER: N/A  
CONCESSIONER NUMBER: N/A

APPRAISAL INFORMATION

REPLACEMENT COST: \$ 475000  
APPRAISAL YEAR: 1990  
APPRAISAL SOURCE: DSC-Branch of Estimating  
PERCENT OCCUPIED: 57%  
DATE OF CONSTRUCTION: 1939-1940

SIZE INFORMATION

TOTAL FLOOR AREA: 3060 SF  
FIRST FLOOR AREA: 2300 SF  
ADDITIONAL FLOOR AREA: 760 SF  
TOTAL BASEMENT AREA: 2300 SF  
FINISHED BASEMENT AREA: 560 SF  
UNFINISHED BASEMENT AREA: 1740 SF  
ROOF AREA: 3930 SF  
PERIMETER LENGTH: 256 LF  
NUMBER OF STORIES: 1.5  
NUMBER OF ROOMS: 13  
NUMBER OF BATHROOMS: 4

SUMMARY COST INFORMATION

TOTAL: \$ 292893  
CRITICAL: \$ 905  
SERIOUS: \$ 44094  
MINOR: \$ 247894

07/24/90

GRSM-5460-162

## GENERAL INFORMATION

OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## --IDENTIFICATION / MANAGEMENT INFORMATION (cont)-----

## BUILDING CODE INFORMATION

## APPLICABLE CODES:

Standard Building Code  
National Electrical Code  
National Plumbing Code

OCCUPANCY CLASSIFICATION: Assembly - Group A

OCCUPANCY LOAD: 1000

HAZARD OF CONTENTS:

SEISMIC ZONE: 2

CONSTRUCTION TYPE: 5

## OPERATIONS INFORMATION

Open to the public

SEASON: Year Round

HOURS: 8:00am-6:00pm

## TREATMENT RESPONSIBILITY

INTERIM TREATMENT: NPS

APPROVED ULTIMATE TREATMENT: NPS

ROUTINE MAINTENANCE: NPS

CYCLIC MAINTENANCE: NPS

ULTIMATE TREATMENT: PROPOSED DATE: 00/00/00

DOCUMENT: B - GMP

TREATMENT TYPE: PRESERVATION

## --SIGNIFICANCE-----

SIGNIFICANCE: Not Evaluated

NATIONAL REGISTER STATUS: 0 - Undetermined DATE: 00/00/00

NHL STATUS: No

## --HISTORICAL INFORMATION-----

PERIOD OF CONSTRUCTION: Historic

HISTORIC FUNCTION:

NPS VISITOR CONTACT

CURRENT FUNCTION:

NPS VISITOR CONTACT

## --DOCUMENTATION-----

DSC PARKCODE: 133

## DRAWINGS:

TITLE	DOC ID #	DATE	LOCATION
Secondary Administration Bldg.	2100-E	07-29-39	Mingus Creek, NC
Study for Secondary Adminis. Bldg.	2100-A	11-19-38	Mingus Creek, NC
Plot Plan - Secondary Adminis. Bldg.	2100-D	12-22-39	Mingus Creek, NC
Details - Stone Masonry Fireplaces	2261	11-21-39	Mingus Creek, NC

## REPORTS:

TITLE	DOC ID #	DATE	LOCATION
Oconoluftee Visitor Ctr. HSR Draft		1989	Atlanta, GA
GRSM Superintendent's Monthly Report		1938-41	Gatlinburg, TN
Oconoluftee Hist.Dist.Nat'l Reg. Nom		1975	Gatlinburg, TN
GRSM Maintenance File			Gatlinburg, TN



## GENERAL INFORMATION

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## --HISTORICAL DOCUMENTATION-----

HABS NUMBER:	HAER NUMBER:	NATIONAL REGISTER NUMBER:		
CULTURAL RESOURCES MANAGEMENT BIBLIOGRAPHY (CRBIB)				
AUTHOR: Grossman, Charles S.		DATE: /	CRBIB NUMBER: 002587	
TITLE: A Study for the Preservation of Mountain Culture in Field Museum ms				
AUTHOR: Lix, H. W.		DATE: /1958	CRBIB NUMBER: 010454	
TITLE: Short History of the Great Smokey Mountains National Park				
AUTHOR: MacPherson, George A.		DATE: 6/1936	CRBIB NUMBER: 002583	
TITLE: Record of Initial Investigation for Archaeological Sites in GRS M				
AUTHOR: Lambert, Robert S.		DATE: 10/1957	CRBIB NUMBER: 002581	
TITLE: The Pioneer History of the Great Smokey Mountains National Park				
AUTHOR: Hans, Huth		DATE: 08/1941	CRBIB NUMBER: 002588	
TITLE: Report on the Preservation of Mountain Culture in the GRSM				
AUTHOR: Hall, Joseph		DATE: 07/1949	CRBIB NUMBER: 002573	
TITLE: Material on Music, Speech, and Folklore of the Great Smokey Mtn s.				
AUTHOR: Lambert, Robert S.		DATE: 10/1958	CRBIB NUMBER: 002580	
TITLE: Logging in the Great Smokey Mountains				

07/24/90

GRSM-5460-162

## GENERAL INFORMATION

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## --MAJOR IMPROVEMENTS / MODIFICATIONS-----

CONSTRUCTION DATE: 1939-1940	CONSTRUCTION: Built	TEXT: Date of original construction
COST: \$ 0	DESIGNER:	DESIGNER'S OCCUPATION: Other
CONSTRUCTION DATE: 1948	CONSTRUCTION: Altered	TEXT: Restroom addition in basement
COST: \$ 0	DESIGNER: unknown	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1955	CONSTRUCTION: Altered	TEXT: Slate roof installed
COST: \$ 0	DESIGNER: unknown	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1967	CONSTRUCTION: Altered	TEXT: Air Conditioning installed
COST: \$ 0	DESIGNER: unknown	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1967	CONSTRUCTION: Restoration	TEXT: Exterior painted
COST: \$ 0	DESIGNER: Local contractor	DESIGNER'S OCCUPATION: Contractor
CONSTRUCTION DATE: 1967	CONSTRUCTION: Altered	TEXT: Exhaust fans installed in restrooms
COST: \$ 0	DESIGNER: unknown	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1970	CONSTRUCTION: Altered	TEXT: Attic remodeled - offices
COST: \$ 0	DESIGNER: Judson S. Ball	DESIGNER'S OCCUPATION: Park Staff
CONSTRUCTION DATE: 1972	CONSTRUCTION: Rehabilitation	TEXT: Restrooms remodeled
COST: \$ 0	DESIGNER:	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1973	CONSTRUCTION: Altered	TEXT: Carpet installed in bookstore
COST: \$ 0	DESIGNER: Natural History Assn.	DESIGNER'S OCCUPATION: Volunteers in Parks
CONSTRUCTION DATE: 1975	CONSTRUCTION: Rehabilitation	TEXT: Employee parking area paved
COST: \$ 0	DESIGNER:	DESIGNER'S OCCUPATION: Unknown
CONSTRUCTION DATE: 1977	CONSTRUCTION: Rehabilitation	TEXT: Rehab lobby and exhibit hall
COST: \$ 0	DESIGNER: NPS Harpers Ferry Center	DESIGNER'S OCCUPATION: Other
TOTAL IMPROVEMENT/MODIFICATION COSTS: \$ 0		

07/24/90

GRSM-5460-162

## GENERAL INFORMATION

OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## --INSPECTION TEAM INFORMATION-----

## EVALUATION PROCEDURE

Oconoluftee Visitor Center was evaluated based on its historic use as a visitor center. Only work related to the preservation of the historic fabric was considered. If the structure is expanded as the current planning documents indicate, it is recommended that the design and placement of the addition be further evaluated as it effects historic integrity.

## INSPECTION TEAM

DATE OF INSPECTION: 08/15/89

## INSPECTION TEAM PERSONNEL:

Cote/Garcia/Fatsea

ArchitectsTest

Historic Arch. Div. - NPS

75 Spring St.

Atlanta, GA 30303

(404) 703-2209

## AREAS:

## TIMES:

INSPECTION: 32 HRS.

REPORT PREPARATION: 80 HRS.

## DATA ENTRY

DATE OF DATA ENTRY: 01/04/90

NAME:

ADDRESS:



\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4111	WALLS:WALL SURFACE	Carefully laid greyish-brown ashlar	3506	SF	TOTAL
	MM UNIT: GRSM/5460	stone masonry; visible joints (1/4")fil-	0	SF	GOOD
	HISTORIC RATING: 6	led w/mortar; lap siding @gabled ends	3506	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR
NOTES: Vegetation is growing on and in close proximity to walls. There is a defective gutter system.					
4112	WALLS:WALL STRUCTURE	Thick masonry (1'4" to 1'3") is the main	3506	SF	TOTAL
	MM UNIT: GRSM/5460	structural material; basement - poured	3506	SF	GOOD
	HISTORIC RATING: 6	concrete; wd sdng at N gable & W porch	0	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR
NOTES: The quarry that provided the stone was located in Ravensford, NC.					
4113	WALLS:WALL INSULATION	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4114	WALLS:WALL FLASHING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4115	WALLS:WALL PARAPET	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4116	WALLS:WALL TRIM	Continuous band of stone as a cornice in	172	LF	TOTAL
	MM UNIT: GRSM/5460	slight protusion right above right main	0	LF	GOOD
	HISTORIC RATING: 6	level window openings (approx. 6" thick)	172	LF	FAIR
	REVISION DATE: 01/16/90		0	LF	POOR
4117	WALLS:WALL ORNAMENT	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4121	CEILINGS:CLG SURFACE	No ceiling surface underneath porches			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

## EXTERIOR ENVELOPE

4122	CEILINGS:CLG STRUCTURE	Both S and W proches formed as an extension of roof framing; exposed timber	696	SF	TOTAL
	MM UNIT: GRSM/5460	frame	0	SF	GOOD
	HISTORIC RATING: 5		696	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR

NOTES: All posts are made of chestnut wood.

4123	CEILINGS:CLG TRIM	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				

4124	CEILINGS:CLG ORNAMENT	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				

4131	FLOORS:FLOOR SURFACE	Floor on S and W porches consist of Crab orchard dark grey flagstone	696	SF	TOTAL
	MM UNIT: GRSM/5460		0	SF	GOOD
	HISTORIC RATING: 6		696	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR

4132	FLOORS:FLOOR DECKING	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				

4133	FLOORS:FLOOR STRUCTURE	Reinforced concrete	696	SF	TOTAL
	MM UNIT: GRSM/5460		696	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR

4134	FLOORS:RAILING	Handrail on both S and W porches are of heavy timber wood painted black	32	LF	TOTAL
	MM UNIT: GRSM/5460		0	LF	GOOD
	HISTORIC RATING: 3		32	LF	FAIR
	REVISION DATE: 01/16/90		0	LF	POOR

4141	WINDOWS:WDO FRAME	Window frames are of heavy timber in good condition; only exposed ones are in lobby and bookstore; all others painted	23	EA	TOTAL
	MM UNIT: GRSM/5460		23	EA	GOOD
	HISTORIC RATING: 5		0	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

NOTES: Frames are made of chestnut wood.

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

## EXTERIOR ENVELOPE

4142	WINDOWS:WDO SASH	Pine wood double hung window sashes; 7	46	EA	TOTAL
	MM UNIT: GRSM/5460	of 6 over 9, 13 of 6 over 6, 2 of 6 over	44	EA	GOOD
	HISTORIC RATING: 4	3, 1 of 1 over 1; 4 light well windows	2	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

NOTES: On 19 of 23 windows aluminum storms and screens have been installed. A number of air conditioning units are also attached. 1 window on N side is permanently closed w/cardboard at the interior; sash seem intact.

4143	WINDOWS:WDO TRIM	All wood trim 2"x2", shaped as an orna-	60	LF	TOTAL
	MM UNIT: GRSM/5460	mental moulding	60	LF	GOOD
	HISTORIC RATING: 4		0	LF	FAIR
	REVISION DATE: 01/16/90		0	LF	POOR

4144	WINDOWS:WDO GLAZING	Regular clear glass on all windows exc.	210	EA	TOTAL
	MM UNIT: GRSM/5460	1 1st fl wndw w/replacement glass & 2	0	EA	GOOD
	HISTORIC RATING: 2	bsmnt wndws w/frosted glass	210	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

NOTES: 8"x10" glass panes on all windows. Light well windows have frosted glass.

4145	WINDOWS:WDO HARDWARE	consists of sash cords, weights, pul-	23	EA	TOTAL
	MM UNIT: GRSM/5460	leys, bronze sash locks & handles; 20	19	EA	GOOD
	HISTORIC RATING: 3	of 23 windows seem to have orig. hardware	4	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

NOTES: Authenticity of light well windows should be further evaluated.

4146	WINDOWS:WDO LINTEL	10" thick stone lintels above each win-	7	EA	TOTAL
	MM UNIT: GRSM/5460	dow; no sign of deterioration	7	EA	GOOD
	HISTORIC RATING: 6		0	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

4147	WINDOWS:WDO SILL	Typical size 8 1/4"x1 1/8" wood sill w/	23	EA	TOTAL
	MM UNIT: GRSM/5460	4 3/4"x3/4" wood apron on the inside;	20	EA	GOOD
	HISTORIC RATING: 5	sills set in mastic	3	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

NOTES: Lobby and bookstore window sills are 1'1 1/4" x 1 1/8" on S elevation.

4148	WINDOWS:WDO STORM/SCRN	Aluminum storm windows and screens were	19	EA	TOTAL
	MM UNIT: GRSM/5460	added on 10 or 23 windows; appearance	0	EA	GOOD
	HISTORIC RATING: 1	incompatible to the historic structure	19	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR



07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
EXTERIOR ENVELOPE					
4149	WINDOWS:WDO SHUTTERS	None; no signs of historic use of	38	EA	TOTAL
	MM UNIT: GRSM/5460	shutters	38	EA	GOOD
	HISTORIC RATING: 5		0	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
4151	DOORS:DOOR FRAME	Frames of entrance doors to lobby are	6	EA	TOTAL
	MM UNIT: GRSM/5460	chestnut wd - 3'7"x7'8"; back dr frame	3	EA	GOOD
	HISTORIC RATING: 4	3'6"x8'9"; bsmnt dr frame 3'5"x7'5"	3	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
NOTES: 2 aluminum doors and frames were added at the basement in the place of windows in 1972. Masonry around opening was covered with concrete to simulate continuity of masonry work.					
4152	DOORS:DOOR	All doors are t&g, made of pine exc.	6	EA	TOTAL
	MM UNIT: GRSM/5460	basement doors, painted outside; 2 lobby	4	EA	GOOD
	HISTORIC RATING: 4	drs 3'3"x7'3"; back door 3'2"x7'0"	2	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
NOTES: At N side of S wing basement door has been replaced with wood solid core flush door 3'5"x7'5". The two restroom doors are aluminum with frosted glass panes.					
4153	DOORS:DOOR TRIM	All wood trim 2"x2" shaped as an orna-	144	LF	TOTAL
	MM UNIT: GRSM/5460	mental moulding	119	LF	GOOD
	HISTORIC RATING: 5		25	LF	FAIR
	REVISION DATE: 01/16/90		0	LF	POOR
4154	DOORS:DOOR GLAZING	3 entrance doors to the bldg carry 4	16	EA	TOTAL
	MM UNIT: GRSM/5460	pane fixed clear glass wndos 1'5"x1'2";	0	EA	GOOD
	HISTORIC RATING: 2	4 pn clr glass transom above N end door	16	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
NOTES: Single panel of frosted glass fixed on both restroom doors at basement.					
4155	DOORS:DOOR HARDWARE	Locking hardware (door closing hinges,	6	EA	TOTAL
	MM UNIT: GRSM/5460	handles, etc.) on all doors are new,	0	EA	GOOD
	HISTORIC RATING: 5	brass finish not compatible to design	6	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
NOTES: 2 doors to lobby area were reversed to swing out; original hinges still remain in place.					
4156	DOORS:DOOR LINTEL	single piece 10" thick stone lintels	6	EA	TOTAL
	MM UNIT: GRSM/5460	above each door; No signs of deteriora-	6	EA	GOOD
	HISTORIC RATING: 4	tion	0	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE -----	FEATURE -----	DESCRIPTION -----	I N V E N T O R Y		
			QUANTITY -----	UNIT -----	CONDITION -----
EXTERIOR ENVELOPE					
4157	DOORS:DOOR SILL	Approx. 3 1/2" wide bronze strip at two	2	EA	TOTAL
	MM UNIT: GRSM/5460	lobby entrance doors and north end door	0	EA	GOOD
	HISTORIC RATING: 3	dates to the period of significance	2	EA	FAIR
	REVISION DATE: 01/16/90		0	EA	POOR
4158	DOORS:DOOR STORM/SCRN	None; literature provides information			
	MM UNIT: GRSM/5460	that screens on doors and windows were			
	HISTORIC RATING: 0	present during the time of completion			
	REVISION DATE: 01/16/90				
4161	FINISHES:COATINGS	Lap siding at N gable end of bldg, side	654	SF	TOTAL
	MM UNIT: GRSM/5460	walls of dormers & side ends of porch rf	0	SF	GOOD
	HISTORIC RATING: 1	painted dark brwn;frm, drs, sash/off-wht	654	SF	FAIR
	REVISION DATE: 04/23/90		0	SF	POOR
	NOTES: Last coating was latex paint applied in 1967.				
4162	FINISHES:COVERINGS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4171	STAIRS/RAMPS:STAIR/RAMP SURFACE	Ramps are located in front of porches &	27	SF	TOTAL
	MM UNIT: GRSM/5460	entrance doors; no stairs exist; ramps -	0	SF	GOOD
	HISTORIC RATING: 1	approx. 5'0" wide	27	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR
	NOTES: Concrete ramps are later additions.				
4172	STAIRS/RAMPS:STAIR/RAMP DECKING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4173	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Poured concrete	27	SF	TOTAL
	MM UNIT: GRSM/5460		27	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 01/16/90		0	SF	POOR
4174	STAIRS/RAMPS:STAIR/RAMP RAILING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## INTERIOR ENVELOPE

4211	FLOORS:FLOOR SURFACE MM UNIT: GRSM/5460 HISTORIC RATING: 4 REVISION DATE: 01/16/90	Flagstone in lobby area; wd strip floor in rest of 1st fl; 12"x12" vinyl in attic cement fl in bsmnt; 6"x6" quarry tile - rr			
	NOTES: 12"x12" vinyl tiles in bone color w/variegated pattern & 1/4" plywood used to cover wood strip floor at 1s floor of N wing; only areas w/exposed wd fl are stockrm, closets, staircase lndng; rm 5 has sheet vinyl flr				
4212	FLOORS:FLOOR DECKING MM UNIT: GRSM/5460 HISTORIC RATING: 2 REVISION DATE: 01/16/90	No decking under flagstone floor; where wood is sued decking consists of 2"x4" wood sleepers under 3/4" sheathing	1219 1219 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4213	FLOORS:FLOOR STRUCTURE MM UNIT: GRSM/5460 HISTORIC RATING: 2 REVISION DATE: 01/16/90	Reinforced concrete slab for basement & 1st floor; floor framing for attic is 2"x8" @ 16"o.c. w/1"x5" flat edge sheath	5345 5345 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4214	FLOORS:FLOOR INSULATION MM UNIT: GRSM/5460 HISTORIC RATING: 2 REVISION DATE: 01/16/90	Building paper between sheathing and wood strip flooring	264 264 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
4221	WALLS:WALL SURFACE MM UNIT: GRSM/5460 HISTORIC RATING: 5 REVISION DATE: 01/16/90	T&G chestnut panel bds for some lobby & bookstore walls; gyp drywl @ lobby gable & masonry veneer; others - T&G white pine	7610 7473 137 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Masonry surfaces are similar to the exterior ones. 3/16" modern wood paneling in maple color was used for the attic walls; exposed concrete at basement wall surfaces.				
4222	WALLS:WALL STRUCTURE MM UNIT: GRSM/5460 HISTORIC RATING: 3 REVISION DATE: 01/16/90	1st floor - 4" concrete block partition walls w/ 3/4"x3" furring strips attachd, basement walls - poured conc & conc blk	2841 2841 0 0	SF SF SF SF	TOTAL GOOD FAIR POOR
	NOTES: Knee walls adjacent to stairwell on 2nd floor are 2"x4" framed walls w/1"x3" batten strips. Several of the interior walls do not belong to original construction.				
4223	WALLS:WALL TRIM MM UNIT: GRSM/5460 HISTORIC RATING: 4 REVISION DATE: 01/16/90	Wooden basebd on 1st flr walls - 6"wide; lower part 1/4 rnd is non-historic exc. where orig. floor was not covered	424 424 0 0	LF LF LF LF	TOTAL GOOD FAIR POOR
	NOTES: Original floor was not covered in room #7, closets, lobby and bookstore.				



07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
INTERIOR ENVELOPE					
4224	WALLS:WALL ORNAMENT	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/16/90				
4231	CEILINGS:CLG SURFACE	16"x32" Celotex white acoustical tiles -	4764	SF	TOTAL
	MM UNIT: GRSM/5460	1st fl, N wing; basement - exposed conc;	4564	SF	GOOD
	HISTORIC RATING: 3	lobby - exposed truss w/pine T&G sheath	200	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
NOTES: 12"x12" modern acoustical tiles in white color were directly applied to roof framing at attic - fair condition. Synthethic white panels with a glossy surface were used in basement bathrooms.					
4232	CEILINGS:CLG STRUCTURE	2"x8" ceiling joists @ 16" o.c. - ceil-	4764	SF	TOTAL
	MM UNIT: GRSM/5460	ing of N wing, 1st floor; 1/2"x2" furr-	4014	SF	GOOD
	HISTORIC RATING: 3	ing strips attached to Celotex tiles	750	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
NOTES: Reinforced concrete floor slab at 1st floor is acting as exposed ceiling for most part of basement area.					
4233	CEILINGS:CLG TRIM	2 piece wood trim (5") around ceiling in	290	SF	TOTAL
	MM UNIT: GRSM/5460	all areas of N wing 1st fl; in utility	290	SF	GOOD
	HISTORIC RATING: 4	areas upper molding (1 3/4") not used	0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
4234	CEILINGS:CLG ORNAMENTION	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4241	WINDOWS:WINDOW FRAME	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4242	WINDOWS:WINDOW SASH	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4243	WINDOWS:WINDOW TRIM	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
INTERIOR ENVELOPE					
4244	WINDOWS:WINDOW GLAZING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4245	WINDOWS:WINDOW HARDWARE	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4251	DOORS:DOOR FRAME	7"x3/4" exposed frame in all existing	19	EA	TOTAL
	MM UNIT: GRSM/5460	openings except for one (5 1/2"x3/4")	17	EA	GOOD
	HISTORIC RATING: 4		2	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR
4252	DOORS:DOOR	T&G chestnut paneled drs all 1 7/8"thick v	19	EA	TOTAL
	MM UNIT: GRSM/5460	in various widths and heights; drs w/	0	EA	GOOD
	HISTORIC RATING: 3	clear finish show top & bottom lite wd	19	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR
NOTES: N wing doors have same configuration as S wing but have painted finish. 2 doors are missing (kept in stor- age); 2 temporarily closed; 1 modern flush door at attic restrooms.					
4253	DOORS:DOOR TRIM	All wood trim 2"x2" shpaed as an orna-	285	LF	TOTAL
	MM UNIT: GRSM/5460	mental moulding	242	LF	GOOD
	HISTORIC RATING: 4		43	LF	FAIR
	REVISION DATE: 01/17/90		0	LF	POOR
4254	DOORS:DOOR GLAZING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4255	DOORS:DOOR HARDWARE	Schlage bronze finish doorknobs; bronze	14	EA	TOTAL
	MM UNIT: GRSM/5460	hinges still present on most of the	0	EA	GOOD
	HISTORIC RATING: 4	doors	14	EA	FAIR
	REVISION DATE: 06/28/90		0	EA	POOR
NOTES: New hardware seems to be brass plated. At least 5 sets of hardware have to be replaced with other matching original.					
4256	DOORS:DOOR LINTEL	Lintels incorporated in door frame are	19	EA	TOTAL
	MM UNIT: GRSM/5460	chestnut wd/all in good condition except	18	EA	GOOD
	HISTORIC RATING: 1	one of opening between bookstore & rm 8	1	EA	FAIR
	REVISION DATE: 04/20/90		0	EA	POOR

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

## INTERIOR ENVELOPE

4261	FINISHES:COATINGS	Multiple layers of plant in various colors; present paint is bone color latex	10062	SF	TOTAL
	MM UNIT: GRSM/5460	on walls and lt beige on wdos, drs, bsbd	5031	SF	GOOD
	HISTORIC RATING: 2		5031	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

NOTES: On most of basement walls, restroom doors, one chestnut door and part of the floor, a polyurethane/epoxy coating has been spray applied, quoted as "Torginel."

4262	FINISHES:COVERINGS	Acrylic carpet in lt beige color used	275	SF	TOTAL
	MM UNIT: GRSM/5460	over wood floor in bookstore area and	0	SF	GOOD
	HISTORIC RATING: 2	behind info. counter (non-historical)	275	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

NOTES: Rubber non-slip door mats are located in front of both entrance doors at lobby area.

4271	STAIRS/RAMPS:STAIR/RAMP SURFACE	B/ment to 1st fl exposed conc. sprayed	169	SF	TOTAL
	MM UNIT: GRSM/5460	w/Torginel - deter.; 1st fl to attic	0	SF	GOOD
	HISTORIC RATING: 3	oak w/shellac, skid resis. cover-treads	169	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

NOTES: Ceoltex tiles cover back side of 2nd flight of stairs from 1st floor to attic.

4272	STAIRS/RAMPS:STAIR/RAMP DECKING	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

4273	STAIRS/RAMPS:STAIR/RAMP STRUCTURE	Cast concrete fm b/ment to 1st fl (2 flights, 15 risers); pine timber frame	169	SF	TOTAL
	MM UNIT: GRSM/5460	fm 1st fl to attic (2 flights 14 risers)	169	SF	GOOD
	HISTORIC RATING: 3		0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

4274	STAIRS/RAMPS:STAIR/RAMP RAILING	Oak wood hand rail in two types: 1 1/2" dia. round section, 1 3/4"x3 1/2" dbl	51	SF	TOTAL
	MM UNIT: GRSM/5460	rec. section runs fm b/ment to attic	0	SF	GOOD
	HISTORIC RATING: 2		51	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

4281	FIREPLACES:MANTEL	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				



07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

## INTERIOR ENVELOPE

4282	FIREPLACES:FIREBOX	Yellowish color firebrick within firebox	2	EA	TOTAL
	MM UNIT: GRSM/5460	in both fireplaces (E&W end of S wing)	0	EA	GOOD
	HISTORIC RATING: 5	intended to burn wood	2	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

NOTES: Both fireplaces have the same configuration but the one in lobby area is larger.

4283	FIREPLACES:DAMPER	Yes	2	EA	TOTAL
	MM UNIT: GRSM/5460		0	EA	GOOD
	HISTORIC RATING: 3		2	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

4284	FIREPLACES:STOVE INSERT	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

4290	INTERIOR:INTERIOR OTHER	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

## ROOF

4311	SYSTEM:ROOF SURFACE	Slate roof is later addition (1955);	3929	SQ	TOTAL
	MM UNIT: GRSM/5460	originally there was a wood shingle roof	2947	SQ	GOOD
	HISTORIC RATING: 4		982	SQ	FAIR
	REVISION DATE: 01/17/90		0	SQ	POOR

NOTES: Part of original wood shingle roof (double course) still exists underneath W elevation porch roof.

4312	SYSTEM:ROOF SHEATHING	1"x5" T&G sheathing	3929	SF	TOTAL
	MM UNIT: GRSM/5460		3053	SF	GOOD
	HISTORIC RATING: 2		876	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

4313	SYSTEM:ROOF STRUCTURE	King post truss sys exposed in lobby;	3929	SF	TOTAL
	MM UNIT: GRSM/5460	framing made of heavy chestnut timbers;	3929	SF	GOOD
	HISTORIC RATING: 3	N wing - pine roof rafters, 2'x10'16"oc	0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

NOTES: Trusses at lobby roof are 6"x10" @ 11'0" o.c. rafters are 6"x8" and posts 6"x6".

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
ROOF					
4314	SYSTEM:ROOF INSULATION	R-20 Batt insulation at part of the	177	SF	TOTAL
	MM UNIT: GRSM/5460	attic ceiling	177	SF	GOOD
	HISTORIC RATING: 1		0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
4315	SYSTEM:ROOF CORNICE	Fascia boards along roof edges and	388	LF	TOTAL
	MM UNIT: GRSM/5460	rake boards at gable ends approx. 6"	194	LF	GOOD
	HISTORIC RATING: 2	wide	194	LF	FAIR
	REVISION DATE: 01/17/90		0	LF	POOR
NOTES: Fascia board on N & E elevations has extensive amount of holes due to different types of gutter systems applied over the years.					
4316	SYSTEM:ROOF EAVES	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4317	SYSTEM:ROOF ORNAMENT	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4321	OPENINGS:ROOF HATCH	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4322	OPENINGS:ROOF VENTILATION	Gable vent on end of N wing is not his-	1	EA	TOTAL
	MM UNIT: GRSM/5460	toric	0	EA	GOOD
	HISTORIC RATING: 1		1	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR
4323	OPENINGS:ROOF SKYLIGHT	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4324	OPENINGS:ROOF PLMB STACK	2 cast rion stacks with copper flashing			
	MM UNIT: GRSM/5460	(east elevation)			
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
ROOF					
4340	FLASHING:ROOF FLASHING	Existing copper flashing in later addi-	177	LF	TOTAL
	MM UNIT: GRSM/5460	tion, contemporary to the slate roof	150	LF	GOOD
	HISTORIC RATING: 3		27	LF	FAIR
	REVISION DATE: 01/17/90		0	LF	POOR
4351	DRAINAGE:GUTTER/DOWNSPOUT	Orig. piece of 5" hlf round copper gut-	1755	LF	TOTAL
	MM UNIT: GRSM/5460	ter, bracket & dwmspout sill exists on	351	LF	GOOD
	HISTORIC RATING: 4	W elev porch down to the ground	0	LF	FAIR
	REVISION DATE: 01/17/90		1404	LF	POOR
NOTES: Gutters along E elev. roof edge are missing and only gutter-hangers exist. Modern aluminum gutters and sownspouts are later additions on various parts of the building.					
4352	DRAINAGE:DRAINS	One at N side covered with bronze grid	1	EA	TOTAL
	MM UNIT: GRSM/5460	(adjacent ot rear door); condition has	1	EA	GOOD
	HISTORIC RATING: 3	to be tested	0	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR
4360	FINISHES:ROOF FINISH	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4390	ROOF:ROOF OTHER	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
FOUNDATION					
4411	WALLS:FDN WALL SURFACE	Part of interior walls painted w/a gloss	2094	SF	TOTAL
	MM UNIT: GRSM/5460	finish, rest of area is exposed concrete	1571	SF	GOOD
	HISTORIC RATING: 3	exterior on E facade is masonry veneer	523	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
4412	WALLS:FDN WALL STRUCTURE	Poured concrete in good condition	2094	SF	TOTAL
	MM UNIT: GRSM/5460		2094	SF	GOOD
	HISTORIC RATING: 2		0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR
4413	WALLS:FDN VENTILATION	Ventilation occurs through the basement	7	EA	TOTAL
	MM UNIT: GRSM/5460	openings and mainly through the four	0	EA	GOOD
	HISTORIC RATING: 2	light well windows	7	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION

## FOUNDATION

4414	WALLS:FDN DRAINAGE MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4415	WALLS:FDN MOIST PROT MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4416	WALLS:FDN INSULATION MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4420	PIERS:FDN PIER/PILE MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4421	PIERS:PIER/PILE SURFACE MM UNIT: GRSM/5460 HISTORIC RATING: 4 REVISION DATE: 01/17/90	7 exposed concrete columns at basement; 6 wood posts at S porch and 3 at W porch	16 0 16 0	EA EA EA EA	TOTAL GOOD FAIR POOR
NOTES: Posts are seated on a cement base and are painted with black coating.					
4422	PIERS:PIER/PILE STRUCTURE MM UNIT: GRSM/5460 HISTORIC RATING: 4 REVISION DATE: 01/17/90	Columns:1'x1';footing:2'4"x2'4";3-1/2"SQ rocks each way, 3'2" long hooked;shaft: 4-1/2"SQ rods; 9 wood posts:10"x10"	16 16 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
NOTES: Base:11"x11"; north wing column spacing (4 columns): E-W: 9'2"; N-S: 14'4"; south wing: 3 columns spaced 13'0", porch post spacing: 11'6"					
4430	CHIMNEYS:CHIMNEY MM UNIT: GRSM/5460 HISTORIC RATING: 6 REVISION DATE: 01/17/90	2 chimneys located at east and West end of south wing	2 2 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
4431	CHIMNEYS:CHIMNEY SURFACE MM UNIT: GRSM/5460 HISTORIC RATING: 6 REVISION DATE: 01/17/90	Yellowish color firebrick at fire box in both fireplaces; elevation - stone ma- sonry; hearth - flagstone	2706 2676 30 0	SF SF SF SF	TOTAL GOOD FAIR POOR

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
			QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## FOUNDATION

4432	CHIMNEYS:CHIMNEY STRUCTURE	Fireplace - firebrick masonry; elevation - stone masonry; mortar joints;	35	LF	TOTAL
	MM UNIT: GRSM/5460	hearth - flagstone	35	LF	GOOD
	HISTORIC RATING: 6		0	LF	FAIR
	REVISION DATE: 01/17/90		0	LF	POOR

NOTES: Structurally in good condition.

4433	CHIMNEYS:FLUE/STACK	Stack - stone w/cement pointing; clay flue lining; flue sections - 13"x18",	36	LF	TOTAL
	MM UNIT: GRSM/5460	dimensions - 8 1/2"x13"; metal damper	18	LF	GOOD
	HISTORIC RATING: 5		18	LF	FAIR
	REVISION DATE: 01/17/90		0	LF	POOR

4434	CHIMNEYS:CHIMNEY CAP	Stone masonry, cement wash above cap; metal spark arrester, 4" hardware	2	EA	TOTAL
	MM UNIT: GRSM/5460	cloth on left frame	0	EA	GOOD
	HISTORIC RATING: 6		2	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

4435	CHIMNEYS:CHIMNEY ORNAMENT	Stone masonry at exterior; yellow-colored fire brick; good appearance and condition	1	SF	TOTAL
	MM UNIT: GRSM/5460		1	SF	GOOD
	HISTORIC RATING: 6		0	SF	FAIR
	REVISION DATE: 01/17/90		0	SF	POOR

NOTES: Both chimneys are an important part of the Visitor Center massing.

4490	FOUNDATION:FDN OTHER	Each chimney has its own foundation and has its footing at the same level as the wall foundation	1		TOTAL
	MM UNIT: GRSM/5460		1		GOOD
	HISTORIC RATING: 5		0		FAIR
	REVISION DATE: 01/17/90		0		POOR

## FURNISHINGS

4510	APPLIANCES:MAJOR APPLIANCES	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

## UTILITY SYSTEMS

4610	PLUMBING:PLUMBING SYSTEM	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				



07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## UTILITY SYSTEMS

4611	PLUMBING:SUPPLY PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			
------	--	---------------	--	--	--

4612	PLUMBING:WASTE PIPE NET MM UNIT: HISTORIC RATING:	Not inspected			
------	---	---------------	--	--	--

4615	PLUMBING:SEPTIC SYSTEM MM UNIT: HISTORIC RATING:	Not inspected			
------	--	---------------	--	--	--

4618	PLUMBING:WATER TREAT SYS MM UNIT: HISTORIC RATING:	Not inspected			
------	--	---------------	--	--	--

4631	ELECTRICAL:INCOMING SERVICE MM UNIT: HISTORIC RATING:	Not inspected			
------	---	---------------	--	--	--

4652	HVAC:HVAC EQUIPMENT MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 04/27/90				
------	--	--	--	--	--

4654	HVAC:HEATING EQPT MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 04/27/90				
------	--	--	--	--	--

## FIRE/LIFE/HEALTH SAFETY

4710	FIRE/LIFE SAFETY:FIRE EGRESS MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	Lobby:2 means of egress;ofc:egress into lobby, exits off strwell;attic:ladder, E elev. wndo & rear str;restrms: 2 means	7 6 1 0	EA EA EA EA	TOTAL GOOD FAIR POOR
------	---	---	------------------	----------------------	-------------------------------

NOTES: Each door opening is over 3'0" wide; door in basement is closed.

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2 OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
-----	-----	-----	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## FIRE/LIFE/HEALTH SAFETY

4711	FIRE EGRESS:MEANS OF EGRESS	Narrow corridor ar ofc wing:3'10"; front	7	EA	TOTAL
	MM UNIT: GRSM/5460	desk area:egress - 22 1/4" wide; max	6	EA	GOOD
	HISTORIC RATING: 0	travel dist. 35';lockd dr in b/ment	1	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

NOTES: No dead end areas in public or office spaces.

4712	FIRE EGRESS:STAIR/RAMP/RAILING	Minor ramped areas at front & rear ent.	4	EA	TOTAL
	MM UNIT: GRSM/5460	to lobby. Ramps:5'w; rear stair 7 1/2"	0	EA	GOOD
	HISTORIC RATING: 0	rise, 10" tread, rail over str nose 34"	4	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

NOTES: Rear stair has its own structural system; part reinforced concrete. Hand rail design: two types 1 1/2" diameter; 1 3/4"x3 1/2"

4713	FIRE EGRESS:DOOR/HARDWARE	1 7/8" solid core chestnut doors, 3' or v	7	EA	TOTAL
	MM UNIT: GRSM/5460	wider; exist doors swing out; automatic	0	EA	GOOD
	HISTORIC RATING: 0	closure at ext. doors	7	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

NOTES: Standard bronze hinges; new lokcs, plates and handles, and deadbolt. Photo electric security device at lobby doors.

4714	FIRE EGRESS:EMERGENCY LIGHTING	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

4715	FIRE EGRESS:EXIT SIGNAGE	Doors have exit signs	3	EA	TOTAL
	MM UNIT: GRSM/5460		3	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 01/17/90		0	EA	POOR

4716	FIRE EGRESS:FIRE ESCAPE	Steel ladder affixed to E elevation dor-	1	EA	TOTAL
	MM UNIT: GRSM/5460	mer on masonry wall; ladder approx 2'6"	0	EA	GOOD
	HISTORIC RATING: 1	wide	0	EA	FAIR
	REVISION DATE: 01/17/90		1	EA	POOR

4720	FIRE/LIFE SAFETY:INTRUSION SYS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				

07/24/90

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

GRSM-5460-162

\*\*\*\*\*

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
<b>FIRE/LIFE/HEALTH SAFETY</b>					
4721	INTRUSION:INT ALARM	None	1	EA	TOTAL
	MM UNIT: GRSM/5460		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 01/17/90		1	EA	POOR
4722	INTRUSION:INT CONTROLS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4723	INTRUSION:INT DETECTOR	Door contacts at lobby entries; photo	2	EA	TOTAL
	MM UNIT: GRSM/5460	electric detector at lobby entries	0	EA	GOOD
	HISTORIC RATING: 1		0	EA	FAIR
	REVISION DATE: 01/17/90		2	EA	POOR
4730	FIRE/LIFE SAFETY:FIRE DETECT SYS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4731	FIRE DETECTION:FD ALARM	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4732	FIRE DETECTION:FD CONTROLS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4733	FIRE DETECTION:FD DETECTOR	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4740	FIRE/LIFE SAFETY:SMOKE CONTROL SYS	None			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/17/90				
4741	SMOKE CONTROL:SMOKE ALARM	None	1	EA	TOTAL
	MM UNIT: GRSM/5460		0	EA	GOOD
	HISTORIC RATING: 0		0	EA	FAIR
	REVISION DATE: 01/17/90		1	EA	POOR

07/24/90

GRSM-5460-162

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

		I N V E N T O R Y			
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## FIRE/LIFE/HEALTH SAFETY

4742	SMOKE CONTROL:SMOKE CONTROLS MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	None			
4743	SMOKE CONTROL:DEVICE/EQPT MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	None			
4750	FIRE/LIFE SAFETY:FIRE SUPP SYS MM UNIT: GRSM/5460 HISTORIC RATING: 1 REVISION DATE: 01/17/90	100' of 1.5" fire hose connectd to water supply, 1 - 2.5 gal fire exting, 1-5 lb CO2 exting. at main floor	3 3 0 0	EA EA EA EA	TOTAL GOOD FAIR POOR
NOTES: A fire hydrant is located about 40' south of the building. A building fire plan is posted near the fire hose inside the building.					
4751	FIRE SUPPRESSION:FS ALARM MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4752	FIRE SUPPRESSION:FS CONTROLS MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4753	FIRE SUPPRESSION:SPRINKLER DEVICE MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4754	FIRE SUPPRESSION:PIPING NETWORK MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			
4755	FIRE SUPPRESSION:PUMPS/COMPRESSORS MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	N/A			

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
---------	---------	-------------	----------	------	-----------

## FIRE/LIFE/HEALTH SAFETY

4756	FIRE SUPPRESSION:FIRE STOPS MM UNIT: GRSM/5460 HISTORIC RATING: 3 REVISION DATE: 01/17/90	Reinforced concrete 1st floor; poured concrete found. walls; concrete block partition walls - 1st flr and b/ment			
------	--	--	--	--	--

NOTES: The concrete block partition walls (innercore) on the 1st floor also extend into part of the basement.  
There is also a stone exterior wall.

4757	FIRE SUPPRESSION:EXTINGUISHERS MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	See feature #4750.			
------	---	--------------------	--	--	--

4760	FIRE/LIFE SAFETY:SEISMIC MM UNIT: GRSM/5460 HISTORIC RATING: 0 REVISION DATE: 01/17/90	Features #4760-4763, N/A			
------	---	--------------------------	--	--	--

4761	SEISMIC:STRUCTURAL MM UNIT: HISTORIC RATING:	Not inspected			
------	--	---------------	--	--	--

4770	FIRE/LIFE SAFETY:HANDICAP ACCESS MM UNIT: GRSM/5460 HISTORIC RATING: 1 REVISION DATE: 05/09/90	S & W porches handicapped accessible; ramps (5" w) at main and rear entrances; door entrances are 6" above ground level	2 0 2 0	EA EA EA EA	TOTAL GOOD FAIR POOR
------	---	---	------------------	----------------------	-------------------------------

NOTES: Public restrooms are handicap accessible.

4771	HANDICAPPED ACCESS:PARKING MM UNIT: GRSM/5460 HISTORIC RATING: 2 REVISION DATE: 01/18/90	S & W facades have 2 asphalt paved parking spaces in front of entrances; spaces are marked for handicap use	4 0 4 0	EA EA EA EA	TOTAL GOOD FAIR POOR
------	---	---	------------------	----------------------	-------------------------------

4772	HANDICAPPED ACCESS:ENTRY/ROUTE MM UNIT: GRSM/5460 HISTORIC RATING: 2 REVISION DATE: 01/18/90	Handicapped, staff and visitors have the same route to arrive at main level - through the basement	1 0 1 0	EA EA EA EA	TOTAL GOOD FAIR POOR
------	---	--	------------------	----------------------	-------------------------------

4773	HANDICAPPED ACCESS:PROGRAM ACCESS MM UNIT: GRSM/5460 HISTORIC RATING: 1 REVISION DATE: 01/18/90	Signs only in parking places and restrooms; no special program for the handicapped	1 0 1 0		TOTAL GOOD FAIR POOR
------	--	--	------------------	--	-------------------------------



07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

			I N V E N T O R Y		
MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----
<b>FIRE/LIFE/HEALTH SAFETY</b>					
4774	HANDICAPPED ACCESS:RESTROOMS	Handicap stall is provided at each	2	EA	TOTAL
	MM UNIT: GRSM/5460	restroom (men's and women's at basement)	0	EA	GOOD
	HISTORIC RATING: 1		2	EA	FAIR
	REVISION DATE: 01/18/90		0	EA	POOR
4775	HANDICAPPED ACCESS:DRINKING FOUNTAIN	2 drinking fountains at exterior are not	2	EA	TOTAL
	MM UNIT: GRSM/5460	designed for use by the handicapped	0	EA	GOOD
	HISTORIC RATING: 5		2	EA	FAIR
	REVISION DATE: 01/18/90		0	EA	POOR
4780	HEALTH SAFETY:PUBLIC HEALTH	Features #4780-4786 - N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/18/90				
4781	HEALTH SAFETY:D WTR TREATMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4782	HEALTH SAFETY:W WTR TREATMENT	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4783	HEALTH SAFETY:FOOD SERVICE	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4784	HEALTH SAFETY:REFUSE COLL/STOR	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4785	HEALTH SAFETY:PEST INFEST	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				
4786	HEALTH SAFETY:HAZARDOUS MATL	Not inspected			
	MM UNIT:				
	HISTORIC RATING:				

07/24/90

GRSM-5460-162

## INVENTORY/CONDITION ASSESSMENT - LEVEL 2

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

## I N V E N T O R Y

MM CODE	FEATURE	DESCRIPTION	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

## FIRE/LIFE/HEALTH SAFETY

4790	FIRE/LIFE/HEALTH SAFETY:F/L/HS OTHER	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/18/90				

## GENERAL BUILDING/SITE

4910	SITE FEATURES:SITE	Site includes: parking lots, pedestrian walks and landscape plantings			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 6				
	REVISION DATE: 01/18/90				

NOTES: Scenic view from S; it is possible to see the forested hillsides and mountains rising above the wide river flood plain.

4911	SITE FEATURES:DRIVE/PARKING	2 parking areas are located to the S and W of the building; 93 car capacity	2	SF	TOTAL
	MM UNIT: GRSM/5460		0	SF	GOOD
	HISTORIC RATING: 2		2	SF	FAIR
	REVISION DATE: 01/18/90		0	SF	POOR

NOTES: Staff and handicapped have a small parking area in front of the basement E of the building.

4912	SITE FEATURES:GRADE/DRAINAGE	Slope direction west to east smooth; no bldg perimeter drains; one drain is located to N side of entrance	1	SF	TOTAL
	MM UNIT: GRSM/5460		0	SF	GOOD
	HISTORIC RATING: 1		1	SF	FAIR
	REVISION DATE: 06/22/90		0	SF	POOR

NOTES: There is no drainage system at ground level around structure.

4913	SITE FEATURES:VEGETATION	Rhododendron, dogwood, maple, oak and hemlock around bldg; small grassy areas also around bldg	536	SF	TOTAL
	MM UNIT: GRSM/5460		429	SF	GOOD
	HISTORIC RATING: 6		107	SF	FAIR
	REVISION DATE: 01/18/90		0	SF	POOR

NOTES: The indicated amount corresponds to grassy areas.

4914	SITE FEATURES:WALKWAY/PATIO	Poured concrete, stone walkway approx. 3'0" wide or more, smooth slope; walkway between parking lot and building	31	SF	TOTAL
	MM UNIT: GRSM/5460		31	SF	GOOD
	HISTORIC RATING: 5		0	SF	FAIR
	REVISION DATE: 01/18/90		0	SF	POOR

4920	SITE:SITE DESIGN	Exterior stone steps, 3'0" wide; exterior stone drinking fountains, bottom dimension 2'0" square			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 5				
	REVISION DATE: 01/18/90				

INVENTORY/CONDITION ASSESSMENT - LEVEL 2

OCONOLUFTEE VISITOR CENTER/RANGER STATION

\*\*\*\*\*

MM CODE	FEATURE	DESCRIPTION	I N V E N T O R Y		
-----	-----	-----	QUANTITY	UNIT	CONDITION
-----	-----	-----	-----	-----	-----

GENERAL BUILDING/SITE

4990	BUILDING:BLDG OTHER	N/A			
	MM UNIT: GRSM/5460				
	HISTORIC RATING: 0				
	REVISION DATE: 01/18/90				

07/24/90

GRSM-5460-162

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM	DIVISION	DEFICIENCY	RECOMMENDATION	QUANTITY	UNIT	MAT	LABOR	MARK-UP
CODE	ELEMENT	CODE						
----	----	----	-----	-----	----	-----	-----	-----

## CRITICAL

4741	FIRE/LIFE/HEALTH SAFETY	No smoke alarm system	Install battery operated smoke alarms	8	EA	\$	416	
	SMOKE CONTROL						280	
	SMOKE ALARM						209	
	CONDITION: POOR						=====	
	SOURCE: Means						\$	905
	RATING: 0							

## SERIOUS

4142	EXTERIOR ENVELOPE	The two dormer window sashes are deteriorated. 1 of 6 over 6 sashes has been replaced w/ modern; 2 of 6 over 3 at bmnt rrooms have lower sash in pl.	Rehab windows to original condition; improve ventilation	2	EA	\$	550	
	WINDOWS						250	
	WDO SASH						240	
	CONDITION: FAIR						=====	
	SOURCE: Reynolds, H						\$	1040
	RATING: 4							
4144	EXTERIOR ENVELOPE	Frosted glass is in poor condition; glazing is deteriorating on most of the windows.	Remove and replace frosted glass; existing glazing should be replaced according to original	210	EA	\$	2100	
	WINDOWS						15750	
	WDO GLAZING						5355	
	CONDITION: FAIR						=====	
	SOURCE: Means						\$	23205
	RATING: 2							
4232	INTERIOR ENVELOPE	Local deterioration (peeling) of ceiling surface at basement (joint area between N & S wing) probably due to settlement of floor slab	Repair local deterioration at ceiling; further analyze concrete slab at 1st floor	750	SF	\$	1125	
	CEILINGS						1350	
	CLG STRUCTURE						743	
	CONDITION: FAIR						=====	
	SOURCE: Reynolds, H						\$	3218
	RATING: 3							
4340	ROOF	Around S side chimney flashing is defective and casues damage to the interior walls (book-store); flashing btwn W elv porch rf & N face wall - deter	Remove portions of defective flashing, include selective repointing around flashing & chimney cap stones to match existing appearance; replace w/new copper in selected area	27	LF	\$	117	
	FLASHING						72	
	ROOF FLASHING						57	
	CONDITION: FAIR						=====	
	SOURCE: Means						\$	246
	RATING: 3							
4351	ROOF	Modern gutters and downspouts are insufficient. Wrong placement causes growth of mold and lichens and deterioration of structural elements	Replace w/copper half-round 5" gutter, compatible w/old one; install plastic or copper gutter screens; clean all gutters; replace downspouts	146	LF	\$	1547	
	DRAINAGE						525	
	GUTTER/DOWNSPOUT						622	
	CONDITION: POOR						=====	
	SOURCE: Means						\$	2694
	RATING: 4							

07/24/90

GRSM-5460-162

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

## SERIOUS

4413	FOUNDATION WALLS FDN VENTILATION CONDITION: FAIR SOURCE: Reynolds, H RATING: 2	Condensation of moisture is occurring at various locations at basement which indicates that ventilation is not ade- quate	Clean areas around walls; re- move moisture from foundation wall; periodically open and close windows in basement area	7	EA	\$ 1 3 1 =====
						\$ 5
4421	FOUNDATION PIERS PIER/PILE SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 4	Large vertical cracks are present in some posts and are a result of wood drying; some cracks have been filled w/ce- ment&putty & are an intrusion	Remove paint and apply trans- parent sealer presenting wood in its original appearance; insure that wood preservative is applied inside wooden cracks	16	EA	\$ 104 223 98 =====
						\$ 425
4716	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS FIRE ESCAPE CONDITION: POOR SOURCE: Means RATING: 1	Ladder does not have steps	Repair ladder (see feature #4716)	1	EA	\$ 50 200 75 =====
						\$ 325
4721	FIRE/LIFE/HEALTH SAFETY INTRUSION INT ALARM CONDITION: POOR SOURCE: Means RATING: 0	No intrusion alarm system	Install an intrusion alarm system	1	EA	\$ 844 196 312 =====
						\$ 1352
4723	FIRE/LIFE/HEALTH SAFETY INTRUSION INT DETECTOR CONDITION: POOR SOURCE: Means RATING: 1	System is non-operable	Repair old system or replace with a new one. See feature #4721	2	EA	\$ 844 196 312 =====
						\$ 1352
4770	FIRE/LIFE/HEALTH SAFETY FIRE/LIFE SAFETY HANDICAP ACCESS CONDITION: FAIR SOURCE: Means RATING: 1	Ramps are very short; N ent- rance and attic are not handi- cap accessible	Redesing entrance ramps in accordance with feature #4171	2	EA	\$ 189 154 103 =====
						\$ 446
4771	FIRE/LIFE/HEALTH SAFETY HANDICAPPED ACCESS PARKING CONDITION: FAIR SOURCE: Means RATING: 2	Handicap parking spaces are too far from main entrances	Provide 6 handicap parking spaces at west parking lot in close proximity to entrance	4	EA	\$ 163 230 118 =====
						\$ 511



07/24/90

GRSM-5460-162

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

Work Recommendations

by Priority \*\*\*\*\*

MM	DIVISION	ELEMENT	DEFICIENCY	RECOMMENDATION	QUANTITY	UNIT	MAT	LABOR	MARK-UP
CODE	UNIT	CODE							
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

## SERIOUS

4772	FIRE/LIFE/HEALTH SAFETY HANDICAPPED ACCESS ENTRY/ROUTE CONDITION: FAIR SOURCE: Means RATING: 2	The long distance between parking and the building could allow for accidents	Develop more defined route which arrives closer to the building (see feature #4171)	1	EA	\$	163 230 118 =====	\$	511
4773	FIRE/LIFE/HEALTH SAFETY HANDICAPPED ACCESS PROGRAM ACCESS CONDITION: FAIR SOURCE: Means RATING: 1	There is no special equipment (phones, doors, etc.) for handicapped people	Redesign public phone for han- dicap use; install sign des- cribing location of various elements of the bldg, i.e. lobby, restrooms, etc.; install batt op lite sys and exit sign	1		\$	2258 420 803 =====	\$	3481
4775	FIRE/LIFE/HEALTH SAFETY HANDICAPPED ACCESS DRINKING FOUNTAIN CONDITION: FAIR SOURCE: DSC RATING: 5	Wheel chair visitor can not use exterior drinking foun- tains without assistance	Locate a new drinking fountain appropriate for use by the handicapped	2	EA	\$	1250 650 570 =====	\$	2470
4912	GENERAL BUILDING/SITE SITE FEATURES GRADE/DRAINAGE CONDITION: FAIR SOURCE: RATING: 1	Basement presents the most important problems; water could seep into the building when and after rain	Develop a drainage system which improves on present condition/See feature #4911	1	SF	\$	450 1650 630 =====	\$	2730
4913	GENERAL BUILDING/SITE SITE FEATURES VEGETATION CONDITION: FAIR SOURCE: Reynolds, H RATING: 6	Some vegetation very close or adhering to external walls of building	Remove vegetation adhering to building; trim back vegetation from building to allow for better ventilation	107	SF	\$	16 48 19 =====	\$	83

## MINOR

4111	EXTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 6	Masonry walls near base and large portions of lap siding show evidence of mold growth due to concentrated moisture	Clean external walls to remove insect nest material; all wooden surfaces should be wiped clean with damp cloth; pressure-wash all masonry sur- faces with water	3506	SF	\$	526 1558 625 =====	\$	2709
------	---	---	--	------	----	----	-----------------------------	----	------

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----
MINOR						
4116	EXTERIOR ENVELOPE WALLS WALL TRIM CONDITION: FAIR SOURCE: Reynolds, H RATING: 6	Cornice stone is soiled	Remove nest material and wipe clean with damp cloth	172	LF	\$ 26 77 31 =====
						\$ 134
4122	EXTERIOR ENVELOPE CEILINGS CLG STRUCTURE CONDITION: FAIR SOURCE: Reynolds, H RATING: 5	Mud daubber nests present on wall and porch framing members	Clean ceiling structure at porches	696	SF	\$ 35 313 104 =====
						\$ 452
4131	EXTERIOR ENVELOPE FLOORS FLOOR SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 6	Large portion of later repoint- ing of S porch flooring is failing	Remove and repoint part of S porch flooring; analyze ori- ginal mortar and prepare mor- tar to match original	696	SF	\$ 348 1044 418 =====
						\$ 1810
4134	EXTERIOR ENVELOPE FLOORS RAILING CONDITION: FAIR SOURCE: Reynolds, H RATING: 3	Handrail hardware pockets are beginning to rust	Clean, prime and repaint	32	LF	\$ 8 32 12 =====
						\$ 52
4145	EXTERIOR ENVELOPE WINDOWS WDO HARDWARE CONDITION: FAIR SOURCE: Reynolds, H RATING: 3	Except for 4 windows perma- nently closed and light well windows, all other present fair or good hardware; adjust- ment and oiling is required	Adjust and oil windows	4	EA	\$ 10 80 27 =====
						\$ 117
4147	EXTERIOR ENVELOPE WINDOWS WDO SILL CONDITION: FAIR SOURCE: Reynolds, H RATING: 5	Apron is missing on two of of- fice wing windows; sill mis- sing on one of W elevation windows	Repair or restore missing parts	3	EA	\$ 75 120 59 =====
						\$ 254
4148	EXTERIOR ENVELOPE WINDOWS WDO STORM/SCRN CONDITION: FAIR SOURCE: Means RATING: 1	Minor signs of deterioration, e.g. rusting on some screens, particularly of the attic windows	Remove system and install more compatible storm/screen wind- ows at the interior, e.g. sin- gle pane of glass is less in- trusive framed w/panel match- ing chestnut wood appearance	19	EA	\$ 513 817 399 =====
						\$ 1729

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	-----	-----	-----	-----	-----	-----

## MINOR

4151	EXTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: Means RATING: 4	Parts of door frames have been modified to include infrared detectors	Repair door frames in areas where automatic door closures & infrared detectors have been installed; existing detectors should be repaired & relocated or removed	3	EA	\$ 158 41 60 =====
						\$ 259
4152	EXTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: Reynolds, H RATING: 4	NPS signage on door surface is visually intrusive; the same with weatherstrip; paint is deteriorating mainly at the outside surface	Develop more compatible signage; repaint outside areas; replace aluminum restroom doors with solid core wood doors (pine)	2	EA	\$ 1316 300 485 =====
						\$ 2101
4153	EXTERIOR ENVELOPE DOORS DOOR TRIM CONDITION: FAIR SOURCE: Means RATING: 5	Part of door trim is missing on S and N entrance doors due to installation of automatic door closures	Repair by adding wood dutchman matching the original trim	25	LF	\$ 30 56 26 =====
						\$ 112
4154	EXTERIOR ENVELOPE DOORS DOOR GLAZING CONDITION: FAIR SOURCE: Means RATING: 2	Glazing shows minor damages	Reglaze doors	16	EA	\$ 32 72 31 =====
						\$ 135
4155	EXTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: Means RATING: 5	Minor signs of deterioration on all fixtures	Remove all ext. door hardware w/exception of N wing door and replace w/more compatible sys; further research existing photos or other remains to find the appropriate design	6	EA	\$ 75 270 104 =====
						\$ 449
4157	EXTERIOR ENVELOPE DOORS DOOR SILL CONDITION: FAIR SOURCE: Means RATING: 3	Sills are deteriorating and need replacement	Replace deteriorated door sills, match with existing bronze material	2	EA	\$ 150 20 51 =====
						\$ 221
4161	EXTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: Means RATING: 1	Mold growth is evident on large portions of lap siding at N end of bldg and dormer walls; paint is deteriorating in certain areas	Remove mold growth from N facade and dormer walls and repaint	654	SF	\$ 164 262 128 =====
						\$ 554

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	-----	----	-----	-----	----	-----

## MINOR

4171	EXTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: FAIR SOURCE: Means RATING: 1	Ramps appearance is not compatible to original design; some modification as well as repairs will be required	Replace existing concrete ramps and install new ramps with crab orchard flagstone surfacing to match porch flooring	27	SF	\$ 189 154 103 =====
						\$ 446
4221	INTERIOR ENVELOPE WALLS WALL SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 5	Slight discoloration of E and W masonry walls due to defective roof flashing	Spot clean, refinish woodwork where water stains are evident in lobby area	137	SF	\$ 2055 1438 1048 =====
						\$ 4541
4231	INTERIOR ENVELOPE CEILINGS CLG SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 3	Minor damages (e.g. holes) exist due to installation of electrical system; some tiles attached to staircase are loose	Reattach ceiling tiles to underside of staircase; repair holes and refinish. Spot refinish at deteriorated parts of header beam at face of E chimney	200	SF	\$ 580 110 207 =====
						\$ 897
4251	INTERIOR ENVELOPE DOORS DOOR FRAME CONDITION: FAIR SOURCE: Means RATING: 4	All door frames in good condition except two (between rms 7/8 & 8/2) which are missing 8 3/4" piece on both sides of door jamb near base	Repair missing pieces in defective door frame	2	EA	\$ 14 4 5 =====
						\$ 23
4252	INTERIOR ENVELOPE DOORS DOOR CONDITION: FAIR SOURCE: Means RATING: 3	Historical information about original appearance of doors should be checked before any recommendation for uniformity of color is made	Replace missing pieces, sand and refinish. Historical information about original appearance of doors should be checked	19	EA	\$ 64 339 121 =====
						\$ 524
4253	INTERIOR ENVELOPE DOORS DOOR TRIM CONDITION: FAIR SOURCE: Means RATING: 4	Quarter round trim is detached from door frame of door between bookstore and N wing	Remove and reset quarter round moulding around door frame	43	LF	\$ 4 39 13 =====
						\$ 56
4255	INTERIOR ENVELOPE DOORS DOOR HARDWARE CONDITION: FAIR SOURCE: Means RATING: 4	Hardware needs routine maintenance (e.g. removal of paint, adjustment, oiling, etc.)	Remove paint from hardware surface, adjust and oil; for 5 non-historic sets, remove the existing and install 5 sets of matching hardware including knobs and striker plates	14	EA	\$ 1092 630 517 =====
						\$ 2239

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM CODE ----	DIVISION ELEMENT UNIT ----	DEFICIENCY CODE ----	RECOMMENDATION -----	QUANTITY -----	UNIT ----	MAT LABOR MARK-UP -----
MINOR						
4256	INTERIOR ENVELOPE DOORS DOOR LINTEL CONDITION: FAIR SOURCE: RATING: 1	1 lintel beam over door within bookstore has checked due to drying or inadequate season- ing/lintel has become dislo- cated from frame	Because wood is American Chestnut which is now extinct, lintel should remain in-situ/structural failure is not a concern	1	EA	\$ 0 0 0 =====
						\$ 0
4261	INTERIOR ENVELOPE FINISHES COATINGS CONDITION: FAIR SOURCE: Reynolds, H RATING: 2	Present paint is discolored; transparent finish needs re- newal in certain areas, mainly on doors and windows	Repaint walls and ceiling in N wing 1st floor; refinish doors and windows; maintain "Torginel" surfaces in present condition	5031	SF	\$ 18108 150900 50702 =====
						\$ 219710
4262	INTERIOR ENVELOPE FINISHES COVERINGS CONDITION: FAIR SOURCE: Means RATING: 2	Carpets need periodic cleaning	Clean and maintain carpets periodically	275	SF	\$ 165 138 91 =====
						\$ 394
4271	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 3	From basement to attic stair- case surface will need refin- ishing; some loose Celotex tiles at back side of stair- case	Reattach ceiling tiles; remove "Torginel" to exposed concrete surfaces	169	SF	\$ 250 1750 600 =====
						\$ 2600
4274	INTERIOR ENVELOPE STAIRS/RAMPS STAIR/RAMP RAILING CONDITION: FAIR SOURCE: Means RATING: 2	Railing requires refinishing	Remove shellac surface and re-shellac	51	SF	\$ 5 31 11 =====
						\$ 47
4282	INTERIOR ENVELOPE FIREPLACES FIREBOX CONDITION: FAIR SOURCE: Reynolds, H RATING: 5	Firebrick alighty stained from water; structurally in food condition	Spot clean where water stains are evident	2	EA	\$ 9 27 11 =====
						\$ 47
4283	INTERIOR ENVELOPE FIREPLACES DAMPER CONDITION: FAIR SOURCE: Means RATING: 3	Minor signs of deterioration	Clean and scrape metal sur- faces, prime and paint, oil moving parts	2	EA	\$ 18 134 46 =====
						\$ 198



07/24/90

GRSM-5460-162

## Work Recommendations

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

by Priority \*\*\*\*\*

MM	DIVISION	DEFICIENCY	RECOMMENDATION	QUANTITY	UNIT	MAT	LABOR	MARK-UP
CODE	ELEMENT	CODE						
----	UNIT	----	-----	-----	----			-----

## MINOR

4311	ROOF SYSTEM ROOF SURFACE CONDITION: FAIR SOURCE: Means RATING: 4	4 or 5 cracked and missing slates on S portion of S wing roof; mold is present on N side of S wing roof	Remove existing damaged slate and replace with new ones; pressure wash mold from N elevation roof	982	SQ	\$	350 650 300 =====	\$ 1300
4312	ROOF SYSTEM ROOF SHEATHING CONDITION: FAIR SOURCE: Means RATING: 2	Stains and dust have been ob- served on exposed sheathing underneath both porches	Remove dust by wiping with damp cloth; apply transparent wood preservative	876	SF	\$	75 325 120 =====	\$ 520
4315	ROOF SYSTEM ROOF CORNICE CONDITION: FAIR SOURCE: RATING: 2	Local stains due to the accumulation of dust and moisture	Repair holes at fascia board on N & E elevations	194	LF	\$	150 500 195 =====	\$ 845
4322	ROOF OPENINGS ROOF VENTILATION CONDITION: FAIR SOURCE: Reynolds, H RATING: 1	Signs of deterioration	Remove vent, repair wood siding, install more compati- ble venting system	1	EA	\$	140 375 155 =====	\$ 670
4411	FOUNDATION WALLS FDN WALL SURFACE CONDITION: FAIR SOURCE: Means RATING: 3	Large portions of foundation wall surface (esp. around light well windows) have from accumulated moisture	Pressure wash stained areas (exterior)	523	SF	\$	78 235 94 =====	\$ 407
4431	FOUNDATION CHIMNEYS CHIMNEY SURFACE CONDITION: FAIR SOURCE: Reynolds, H RATING: 6	Fire brick slightly stained from water	Wash stained fire brick	30	SF	\$	5 14 6 =====	\$ 25
4433	FOUNDATION CHIMNEYS FLUE/STACK CONDITION: FAIR SOURCE: Reynolds, H RATING: 5	There are minor problems with flue; east external wall has some stains	Spot clean where water stains are evident	18	LF	\$	3 8 3 =====	\$ 14

07/24/90

GRSM-5460-162

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

Work Recommendations

by Priority \*\*\*\*\*

MM CODE	DIVISION ELEMENT UNIT	DEFICIENCY CODE	RECOMMENDATION	QUANTITY	UNIT	MAT LABOR MARK-UP
----	----	----	-----	-----	----	-----

## MINOR

4434	FOUNDATION CHIMNEYS CHIMNEY CAP CONDITION: FAIR SOURCE: Means RATING: 6	Mortar joints deteriorated at cap stones	Repoint mortar joints at chim- ney cap stones	2	EA	\$ 15 53 20 =====
						\$ 88
4710	FIRE/LIFE/HEALTH SAFETY FIRE/LIFE SAFETY FIRE EGRESS CONDITION: FAIR SOURCE: Means RATING: 0	See feature #4150.	Repair ladder, insure all fasteners are tight; scrape prime and paint fire ladder and landing	1	EA	\$ 50 200 75 =====
						\$ 325
4711	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS MEANS OF EGRESS CONDITION: FAIR SOURCE: Means RATING: 0	Storage room in basement could be a problem. It's exit is a locked door.	Insure that all doors can be opened in fire emergency; re- place basement door lock system.	1	EA	\$ 125 45 51 =====
						\$ 221
4712	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS STAIR/RAMP/RAILING CONDITION: FAIR SOURCE: Means RATING: 0	Ramps are fairly small and could cause safety problems during emergency. See feature #4170	Redesign and rebuild ramp entrances	4	EA	\$ 189 154 103 =====
						\$ 446
4713	FIRE/LIFE/HEALTH SAFETY FIRE EGRESS DOOR/HARDWARE CONDITION: FAIR SOURCE: Means RATING: 0	See feature #4155	Insure that all closures are in perfect condition and can be opened in an emergency	7	EA	\$ 125 45 51 =====
						\$ 221
4774	FIRE/LIFE/HEALTH SAFETY HANDICAPPED ACCESS RESTROOMS CONDITION: FAIR SOURCE: DSC RATING: 1		New restroom facilities will be constructed as part of the overall planning for the visi- tor center addition	2	EA	\$ 0 0 0 =====
						\$ 0
4911	GENERAL BUILDING/SITE SITE FEATURES DRIVE/PARKING CONDITION: FAIR SOURCE: RATING: 2	Current location of parking lots invite accidents; there is not a clear orientation	Parking system is being fur- ther analyzed as part of over- all planning for Visitor Center addition	2	SF	\$ 0 0 0 =====
						\$ 0

## COST MATRIX

\*\*\*\*\*

## OCONOLUFTEE VISITOR CENTER/RANGER STATION

162

## GREAT SMOKY MOUNTAINS NATIONAL PARK

DIVISION	CRITICAL		SERIOUS		MINOR		SUBTOTAL
	FAIR	POOR	FAIR	POOR	FAIR	POOR	
EXTERIOR ENVELOPE	\$ 0	\$ 0	\$ 24245	\$ 0	\$ 11532	\$ 0	\$ 35777
INTERIOR ENVELOPE	\$ 0	\$ 0	\$ 3218	\$ 0	\$ 231275	\$ 0	\$ 234493
ROOF	\$ 0	\$ 0	\$ 246	\$ 2694	\$ 3335	\$ 0	\$ 6274
FOUNDATION	\$ 0	\$ 0	\$ 430	\$ 0	\$ 534	\$ 0	\$ 965
FURNISHINGS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
UTILITY SYSTEMS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plumbing	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Electrical	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
HVAC	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Conveyance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
FIRE/LIFE/HEALTH SAFETY	\$ 0	\$ 905	\$ 7419	\$ 3029	\$ 1213	\$ 0	\$ 12566
Fire/Life Safety	\$ 0	\$ 905	\$ 0	\$ 3029	\$ 1213	\$ 0	\$ 5147
Handicapped Accessiblity	\$ 0	\$ 0	\$ 7419	\$ 0	\$ 0	\$ 0	\$ 7419
Public Health	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
GENERAL BUILDING/SITE	\$ 0	\$ 0	\$ 2813	\$ 0	\$ 0	\$ 0	\$ 2813
SUBTOTAL	\$ 0	\$ 905	\$ 38371	\$ 5723	\$ 247889	\$ 0	
TOTALS	\$ 905		\$ 44093		\$ 247889		\$ 292887